

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-324</u>	<u>JUAN A. SANCHEZ</u>
<u>04-331</u>	<u>SCOTT & MARY JANE NIELSEN</u>

HEARING NO. 05-2-CZ14-1 (04-324)

31-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: JUAN A. SANCHEZ

Applicant is requesting to permit an open sided roofed structure setback 13.4' (25' required) from the rear (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Sanchez Residence," as prepared by Ramms Engineering, Inc., consisting of two sheets, Sheet 1 dated August 10, 2004 and Sheet 1A dated August 2, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, block 1 of TORRENT SUBDIVISION, Plat book 147, Page 77.

LOCATION: 17601 S.W. 114 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 87.57' x 84.24'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: SCOTT & MARY JANE NIELSEN

- (1) AU & EU-1 to EU-1C
- (2) Applicant is requesting to permit an accessory use in front of the principal building (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Makowski & Wright, Inc., consisting of 2 pages, dated 6/7/04 and "Mr. & Mrs. Scott Nielsen," as prepared by Nagler & Renegar, dated stamped received 10/1/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west $\frac{3}{4}$ of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the east 523' and the west 130.75' of the east 523' of the west $\frac{3}{4}$ of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the north $\frac{1}{2}$, all in Section 31, Township 56 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 274 Street & S.W. 172 Avenue; A/K/A: 17180 S.W. 272 Street & 16989 S.W. 274 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.56 Acres Gross

AU (Agricultural – Residential)
EU-1 (Estates 1 Family 1 Acre Gross)
EU-1C (Estates 1 Family 2½ Acres Gross)